

SHERWOOD PLANNING COMMISSION
AGENDA

August 7, 1979
7:30 p.m. at City Hall

The following items will be considered by the Sherwood Planning Commission.

1. Reading and Approval of Minutes of Meetings of July 10 & July 28, 1979.
2. Correspondence and Announcements
3. Request by Charles Mansfield for Annexation of Tax Lot 2S1 32D:1001 on Wilsonville Road to the City.
4. Request by Thomas and Elenora Jeffers for a Minor Fund Partition on the S.E. corner of Lincoln and Willamette Streets (Tax Lot 2S1 32AC:800).
5. Request by Richard and Virginia Meyers for a Minor Land Partition on E. Division Street (Tax Lot 2S1 32AD:400).
6. Next Meeting Agenda.

STAFF REPORT

July 23, 1979

CITY CASE NO.: AN-79-01

SUBJECT: Property Owner Initiated Petition for Annexation to the City of Sherwood (Triple Majority Method.)

LOCATION: Wilsonville Road (Tax Lot 281 32D : 1001; see attached map and legal description)

PETITIONERS: Charles O. Mansfield
Naomi H. Mansfield

APPLICABLE STANDARDS FOR REVIEW

CITY: Sherwood Comprehensive Plan Policy Goals

COUNTY: Washington County Comprehensive Framework Plan
Washington County Planning Policy on Annexation (adopted 9/7/76)

MSD: Land Use Framework Element text (esp Section 8) and map.

STATE: 1) LCDG Goals and Guidelines; primarily goals 1, 2, 3, 11, and 14.
2) OAR 660-10-060 SEC IV B Specifying criteria that must be met for lands not subject to an acknowledged plan.
3) ORS 199.490 (3) (a) and 222.170; PMALGBC guidelines for triple majority annexation proposal review.

BASIC FACTS:

1. Current County Zoning is RS-1 (Suburban Residential)
2. Parcel Data: 2S 132D : 1001 = 19.51 acres
3. Existing Structures/Uses: Single family home, barn and accessory buildings.
4. Access: Wilsonville Road (40' RW 18'PV)
5. Public Services:
 - Water: 8" line 300 ft. north of parcel on Division Street.
 - Sewer: Parcel will be served by the extension of an 8" line from an approved subdivision to the north of the property (Doroti Ridge) due for completion in 1981.
 - Drainage: Natural drainage is to the north-east; future storm water facilities are in adjacent subdivisions to the north (Doroti Ridge; April Meadows III) are scheduled for completion in 1980.
 - Parks and Recreation Facilities: Community Park (Stella Olson) is 3/4 mi. from the site.
 - Schools: Sherwood School District 88J.
 - Fire Protection: Tualatin Fire District.
 - Electrical, Telephone, and Police Services are available.
6. Natural Features
 - Soils: 80% Class III 20% Class II
 - Slope: 7-20%
 - Vegetation: No significant vegetation.

CURRENT LAND USE POLICY PERSPECTIVE:

1. City of Sherwood: The City currently has no adopted Comprehensive Plan. Work is proceeding towards a LCDC Compliance date of January 1980. The City has adopted two elements of the Comprehensive Plan to date; they include the Citizen Involvement Program, and the Comprehensive Plan Policy Goals. A final draft of the Urban Growth Management Element has been given preliminary approval by the City Council. The policy goal relating to urbanization calls for a phased growth plan which among other features assigns growth priorities within the Planning Area based on an analysis of growth factors, regional and state goals and policies. The Urban Growth Management Plan Study recently completed by the City in addressing adopted policy goals identifies the territory to be annexed as needed to meet urban land needs beyond 1985 based on City projections and assumptions. (See findings below). The territory is outside the City's proposed immediate growth boundary.
2. Washington County: The territory to be annexed is designated "Urban Intermediate" on the County Plan. A plan amendment would be required to redesignate the territory to be annexed as "Urban" in order for the annexation to be in conformance with the County Plan.
3. MSD: Pursuant to Section 8 of the Land Use Framework Element Text Sherwood initiated a process culminating in the adoption of an Urban Growth Boundary for the City in February 1977. LCDC subsequently ruled that findings supporting the boundary were inadequate. The City has drafted a Growth Management Plan which it has submitted to CRAG supporting the present Urban Growth Boundary, recommending an Immediate Growth Boundary, prioritizing subareas for growth and establishing growth management policies.

Pursuant to criteria in the order invalidating findings for the regions Urban Growth Boundaries, LCDC has taken action approving CRAG's "interim immediate growth boundaries." LCDC is currently considering action on MSD's Urban Growth Boundary. The territory in question is not within the interim immediate growth boundary approved by LCDC. Exceptions to Goals 3 and 4 are required until an Urban Growth Boundary is approved by LCDC. Requirements of Goal 3 and Goal 14 will not be considered satisfied until criteria in OAR 660-10-060, IV.B. are met (see findings below). Required findings must include those relating to the availability of services, degree of present development and demonstrated need for additional urban land.

5. Conformance to Statewide Goals

Goal #1-2 Citizen Participation: The City has developed its urban growth policy goals and Growth Management Study using an adopted Citizen Involvement Program. Growth planning to date has been closely based on detailed inventories, an analysis of alternative approaches, and co-ordination with affected jurisdictions.

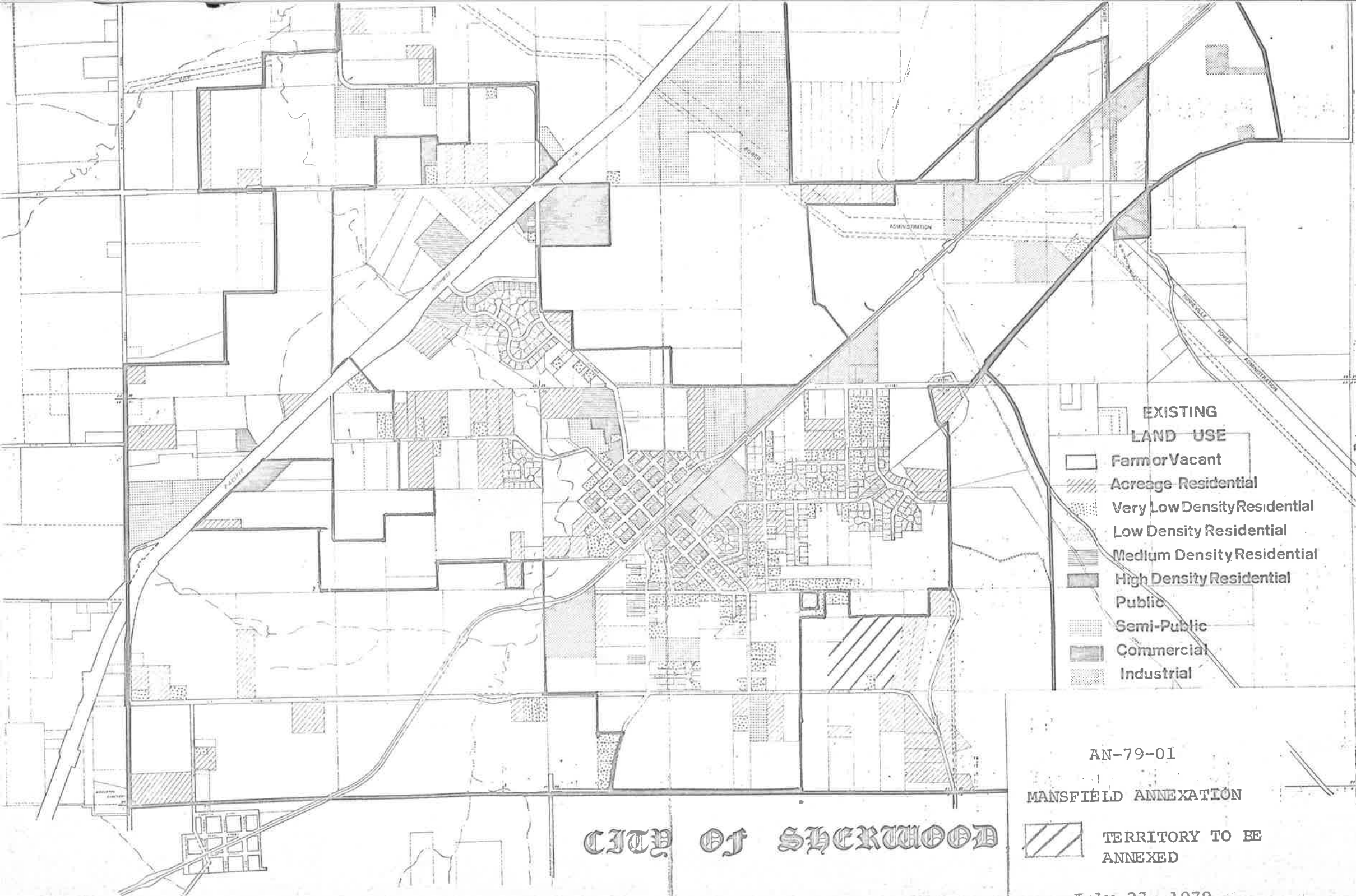
Goal #3 Agricultural Lands (see Finding #4 above).

Goals #11 Public Facilities: An orderly extension of urban utilities can be made to the area upon completion of an adjacent subdivision. However, most of the 560 buildable acres within the City limits are not properly served. Lands within the City limits should be served prior to the annexation of additional lands.

Goal #14 Urbanization (see Current Policy Perspective and Finding #4 above.)

STAFF RECOMMENDATION

Based on the above findings the staff recommends that the Sherwood City Council not approve the request for annexation at this time. It is further recommended that the Council advise the applicant that a need has been shown for annexation of the property in question during the period 1985-2000 based on growth projections and analysis contained in the Sherwood Urban Growth Management Study, which is available at City Hall for public review. An earlier need may be established if it is found that assumptions in the study or growth priority areas warrant change. When adopted later this year, the Growth Management Element of the Comprehensive Plan will serve as the growth strategy for the City until amended in response to changing data, assumptions or policy. The applicant should be further advised that a Washington County Plan amendment changing the property from "Urban Intermediate" to "Urban" is necessary to achieve conformance to the County plan.



EXISTING
LAND USE

- Farm or Vacant
- Acreage Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Public
- Semi-Public
- Commercial
- Industrial

SCALE 1"=400'
NOVEMBER 12, 1979
N
CITY LIMITS
URBAN CONTAINMENT BOUNDARY

CITY OF SHERWOOD

AN-79-01
MANSFIELD ANNEXATION

TERRITORY TO BE
ANNEXED

July 23, 1979

METES AND BOUNDS DESCRIPTION

Mansfield Annexation

Beginning at a point 1651.32 feet West and 1320.00 feet North of the Southeast corner of Section 32, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, which point is on the centerline of Wilsonville Road (C.R. No. 341); thence North 660.00 feet; thence East 198.00 feet; thence North 330.00 feet; thence East 871.00 feet; thence South $13^{\circ}15'$ West 1008 feet more or less to the centerline of said Wilsonville Road; thence West along said centerline of Wilsonville Road 213.60 feet; thence North 200.00 feet; thence West 117.80 feet; thence South 200.00 feet to the centerline of said Wilsonville Road; thence West along said centerline of Wilsonville Road to the point of beginning.



WASHINGTON COUNTY

ADMINISTRATION BUILDING - 150 N. FIRST AVENUE
HILLSBORO, OREGON 97123

BOARD OF COMMISSIONERS

MILLER M. DURIS, Chairman
JIM FISHER, Vice Chairman
VIRGINIA DAGG

July 25, 1979

PLANNING DEPARTMENT
LARRY K. FRAZIER, AICP, APA, Director
(503) 648-8761

Mr. Todd Dugdale, Planning Director
City of Sherwood
P. O. Box 167
Sherwood, OR 97140

Dear Todd:

The following is provided in response to your notification of July 23, 1979, of a pending annexation proposal for tax lot 1001 on map 2S1-32D.

The parcel is designated Urban Intermediate (Future Urban) by the Washington County Comprehensive Framework Plan, and it is zoned RS-1 (Suburban Residential). It is also outside of the MSD Regional Interim Immediate Urban Area.

Since the site qualifies as "agricultural land" as defined by LCDC Goal 3, and given the above facts, findings must be made in light of LCDC Goals 14 and 3, prior to or in conjunction with a land use action (annexation) which would facilitate a non-agricultural use of the site. The proper vehicle for this consideration would be the Washington County Plan Amendment procedure, whereby the timing of urban use would be considered in evaluation at a proposed plan amendment from Urban Intermediate to Urban. Until this site is designated (immediate) Urban by both the City and County, in conformance with MSD and LCDC criteria, this annexation is premature.

Therefore, if this proposal is submitted to the Boundary Commission, the Planning Department will recommend that the Board of County Commissioners oppose the annexation until plan considerations are resolved.

Thank you for notifying us of this proposal, and please continue to keep us informed.

Sincerely,

Larry K. Frazier, AICP, APA
Director

LKF:fr

cc: Donald Carlson
Sue Klobertanz

STAFF REPORT
July 16, 1979

CASE NO: MP-79-01
SUBJECT: Minor Land Partition
LOCATION: SE Corner of Lincoln and Willamette Street
APPLICANT: Thomas and Elenora Jeffers

APPLICABLE STANDARDS FOR REVIEW

A decision to approve a minor land partition shall be based on compliance with criteria and standards in the Sherwood Zoning and Subdivision Ordinances especially Ordinance 652 Article VI "Minor Land Partitioning."

BASIC FACTS

1. Current zoning is R-1 (7,000 sq. ft. per dwelling unit)
2. Existing Lot Data:
2S 132AC : 800 = .37 acre
3. Existing Structures/Uses
Single family home and garage
4. Proposed lot data
Lot A = 9,372 sq. ft.
Lot B = 7,004 sq. ft.
5. Access
Access to the proposed lots is from Lincoln St. (40 RW)
and Willamette St. (45' RW)
6. Public Services
Water: A 12" line on Willamette St.
Sewer: An 8" line on Willamette St.
Drainage: A storm sewer on Willamette St.
Fire, electrical, telephone, and police service is available.

FINDINGS

1. Conformance to the Sherwood Zoning and Subdivision Ordinances.
The proposal conforms to applicable provisions.
2. Adequacy of public services
All services are adequate
3. Adequacy of access
A. Access to the proposed lots are adequate.
B. An additional five (5) feet is required on Lincoln Street
and Willamette Street to achieve the local street standard
of 25 feet from center.

STAFF RECOMMENDATION

The staff recommends approval of the proposed minor land partition with the following conditions:

1. That the applicant dedicate an additional 5 feet on Lincoln Street and Willamette Street
2. That the applicant record a waiver of remonstrance against future street and drainage improvements to run with the land on the proposed lots.

MR. & MRS. Thomas Jeffers
615 SE WILLAMETTE
SHERWOOD, ORE. 97140

SURVEY: GARY BUFORD
P.O. Box 1531 LAKE OSWEGO

SCALE: 1" = 20'

N 1/2, LOT 4, Block 5 - Sherwood Plats, NE 1/4, SEC 32, T2S, R1W - SHERWOOD, ORE.

8" S

12" W

SANITARY SEWER (EXIST.)

12" WATER (EXIST.)

CONNECTS TO
THIS SIDE STR

WILLAMETTE STREET

POWERLINE (O.H.)

N. 89° 52' 00" W

243.22

N. 89° 52' 00" W

243.22

17.5'

170.48

POINT ON LINE

PARCEL

10,370 S.F.

PROPOSED

7,004 S.F.

PARCEL "B"

PROPOSED
9,372 S.F.
PARCEL "A"

JEFFERS
RESIDENCE

GARAGE

Garage
shed

GARDEN
SHED

170.58

97.75

POINT ON LINE

72.85

N. 89° 4' 00" W.

243.3

UTILITY BLE

To
Ditch

FIRE
HYDRANT

ASPHALT
SURFACE

COLLIER STREET

S

W

SS

20'00" W. 100.00

NO. 8

STAFF REPORT
July 16, 1979

CASE NO.: MP-79-03
SUBJECT: Minor Land Partition
LOCATION: E. Division St.
APPLICANT: Richard and Virginia Meyers

APPLICABLE STANDARDS FOR REVIEW

A decision to approve a minor land partition shall be based on compliance with criteria and standards in the Sherwood Zoning and Subdivision Ordinance especially Ordinance 652 Article VI "Minor Land Partitioning".

BASIC FACTS

1. Current zoning is R-1 (7,000 sq. ft. per dwelling unit)
2. Existing lot data:
2S 132AD : 400 = 1.64 acres
3. Existing Structures/Uses: Vacant
4. Proposed lot data:
Lot A = 1.44 acres
Lot B = .20 acres
5. Access: Public access to the proposed lots is currently along a 20' private easement abutting the end of E. Division.
6. Services
Water: The proposed lots do not have City water. An 8 inch line is located approximately 120 feet from the proposed lots.
Sewer: The proposed lots do not have sewer service.
Electrical, Telephone, fire and police protection is available.
Drainage: Developed drainage facilities are not available.

FINDINGS

1. Conformance to the Sherwood Zoning and Subdivision Ordinance
The proposal conforms to applicable ordinance provisions relating to lot size and design. (see #3 below)
2. Adequacy of public services
 - A. An 8" sewer, an 8" water and drainage facilities will be installed in an extension of Division Street which will be completed by developers of Doroti Ridge subdivision. When completed these facilities will serve the proposed lots.
 - B. Electrical, Telephone, fire and police services are adequate.
3. Adequacy of Access
 - A. In order to have the required frontage on a public right of way, 25 feet including a 20' private easement along lots 2S 132AD : 400 and 401 will have to be dedicated to the public. In the event the City Council does not redesignate Division Street as a local street a total of 30 feet will

be required to provide for a future collector street.

- B. Developers of Doroti Ridge subdivision intend to improve the extension of Division Street to city specifications.

STAFF RECOMMENDATIONS

The staff recommends approval of the proposed minor land partition with the following conditions.

1. That the applicant dedicate either a 25 foot or 30 foot street and utility easement along lots 2S 132AD : 400 and 401. (width dependent on City Council action determining the functional design classification of Division Street.)
2. That a building permit for the proposed lots not be granted until full street and utility improvements are completed and accepted by the City along the proposed extension of Division Street by developers of Doroti Ridge Subdivision.

FUTURE R.O.W.

E. COCHRAN ST.

PROPOSED 25' ACCESS EASEMENT
TILL FUTURE EXTENSION OF E. COCHRAN ST.

#7
.18 AC

#3
.18 AC

TAX LOT # 400

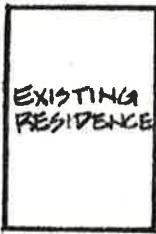
PARCEL A

#5
.20 AC

#4
.25 AC

#6
.24 AC

TAX LOT # 401



EXISTING
RESIDENCE

#2
.21 AC

PARCEL B

#1
.20 AC

FUTURE SUBDIVISION
APRIL MEADOWS III

NOTE: ALL DIMENSIONS
ARE APPROXIMATE

PROPOSED 5' R.O.W.
EASEMENT UPON
DEVELOPMENT OF
S. DIVISION ST OR

25' 5'-0"

EXISTING 25' ACCESS EASEMENT

FUTURE 8" SEWER LINE

PROPOSED SUBDIVISION
OF TAX LOT #400
INTO 2 LOTS

S. DIVISION ST

APPROVED MINUTES

PLANNING COMMISSION
MINUTES

August 7, 1979

The meeting was called to order by Chairman Clyde List. Planning Commission members present were Clyde Sanders, Jr., Norma Borchers, Al Swenson, and Joe Galbreath. City Planner Todd Dugdale was also present.

The minutes for July 10, 1979 were approved as read.

MANSFIELD ANNEXATION REQUEST

Todd reviewed the annexation procedure.

The necessity to review the annexation request was questioned in lieu of forthcoming LCDC decisions that may effect the applicants request.

Todd reviewed the staff report.

PROPONENT TESTIMONY

Dave Bryan of Bryan Engineering represented the Mansfields. He pointed out that the county will never look favorably at an annexation unless it is in an urban area. Dave was refering to comment made in the staff findings regarding county senitment to annexations.

Mr. Bryan noted all requirements for annexation have been met however, he felt the issue of "available, buildable" land should be addressed. Focusing on low density, he said that there are 138 acres that are designated buildable and scheduled for development by 1985. The Mansfield parcel is planned low density and is 20 acres and not included among these figures because it is proposed for post 1985 development. Of the 138 acres Mr. Bryan noted that only 40 acres are currently servicable. The largest parcel is under 6 acres. The parcel in question is 20 acres and servicable.

Mr. Bryan deduced that the existing 40 servicable acres would be utilized in 2 years. The remaining 98 unservicable acres would supply the city's need just 5 years. In conclusion, he noted that there is not enough low density available until 1985 for good planning.

Mrs. Mansfield then spoke. She indicated the intent for the parcel has always been residential development. It would consist of streets and homes benefiting Sherwood. She noted that the property is well located both regionally and locally. The well could be donated to the city, she said.

There was no opponent testimony

Al Swenson moved to recommend approval of the annexation. Joe Galbreath seconded. The motion passed.

The motion was re-approved with the following findings:

1. The property can be more economically served than other lands within the Intermediate Growth Boundary.
2. The petition qualifies the area for triple majority annexation under ORS 199.490 (3) (a) and 222.170.
3. The property will accomodate an east-west corridor south of Division.
4. The request is in conformance with the plan.
5. Historically, farming has been poor.

JEFFERS MINOR LAND PARTITION

Todd read the staff report and noted he would like to delete staff recommendation #1.

PROPONENT TESTIMONY

Gary Buford represented the applicants. His reason for representing the Jeffers is a result of a previous MLP request in which he was the representative. Though City Engineer, no conflict of interests was intended. He reviewed the previous MLP and explained how it relates to the existing request.

Mr. Buford stated that the applicant agrees with the staff's recommendation and is willing to comply with condition.

There was no opponent testimony.

Based on staff findings 1, 2, and 3A Al Swenson moved to approve the request. The motion passed.

MYERS MINOR LAND PARTITION

Todd read the staff report noting that Division is now designated a 50' right-of-way or local street not a collector as designated previously.

PROPONENT TESTIMONY

Virginia Myers explained there proposal noting that the extension of E. Cochran will be $\frac{1}{2}$ paid by the Myers.

There was no opponent testimony.

Clyde Sanders, Jr. moved to approve the request with all staff findings except the last sentence in staff finding #3. Al seconded. The motion passed.

OTHER BUSINESS

Clyde Sanders, Jr. then moved that the minor land partion ordinance be reviewed.

Virginia Myers agreed pointing out that the procedure is expensive and time consuming.

The motion passed.

The next meeting was set for August 21, 1979.